



CITY OF FORT LAUDERDALE

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE-ANN FLYNN AND JUDGE MARK PURDY
PRESIDING
AUGUST 1, 2019
9:00 A.M.**

Staff Present:

Loen Garrick, Administrative assistant
Christina Chaney, Administrative Assistant
Morgan Dunn, Administrative Assistant
Katrina Jordan, Administrative Services Supervisor
Crystal Green-Griffith, Administrative Assistant
Stacey Ramsey, Administrative Assistant
Porshia Williams, Code Compliance Manager
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Dick Eaton, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Linda Holloway, Senior Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Roberta Jones, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Dorian Koloian, Code Compliance Officer
Vaughn Malakius, Code Compliance Officer
Stephanie Philogene, Code Compliance Officer
Wilson Quintero Jr., Code Compliance Officer
Wilson Quintero, Senior Code Compliance Officer
Mary Rich, Senior Code Compliance Officer
Mike Sanguinetti, Code Compliance Officer
Will Snyder, Code Compliance Officer
Hector Suarez, Code Compliance Officer
John Suarez, Senior Code Compliance Officer
Lois Turowski, Code Compliance Officer
Irma Westbrook, Code Compliance Supervisor
Gail Williams, Code Compliance Officer

Respondents and witnesses

Special Magistrate Hearing

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CE18080122: Cathy Pollard, owner
CE19042268: Donald Ascione, owner
CE19040656: Shawnta Moss, property manager
CE18110915: Charles Chavarro, owner
CE19030733; CE18101055: Courtney Crush, attorney
CE19021144: Itshak Mor, property manager
CE18111373: Katherine Curtrellas, power of attorney
CE19030131: Victor Blackwood, owner
CE19070534: Michael Weymouth, president
CE19041836: Cynthia Hayes, representative
CE18080025: Whitney Turner, owner
CE18100842: Andrew Schein, attorney
CE19010468: Eugene Pettis, owner
CE18070583: Stacey Jean, owner
CE18090422: Gregory Durden, attorney
CE18121562: Donnahue George, owner
CE18092126: Jackson Vernelus, owner's son
CE18121461: Janet Corrondo, property manager
CE19012006: Stanley Fay; Marci Swatt, owner
CE19020882: Hattie Lee, owner
CE19031859: Maravlyn Davis, owner
CE18052472: Timika Hughes, representative
CE19052274: Michael Pfundstein, attorney
CE19032151: Rodolfo Machado, owner; Juan Castellano, owner's brother
CE19030904: Marabel Demayo, property manager
CE19070525: Yariely Jordan, property manager
CE18090581: Angela Washington, owner
CE19070300: Andras Vlaics, representative
CE19051795: Alan Harounoff, managing member
CE19010778: George Siedenburger, owner
CE17021481: Rod Feiner, attorney
CE19031356: Hadiga Haider, owner
CE19040723: Glenn Brooke, owner; Dean Richards, neighbor
CE17080102: Angelo Petreccia, owner
CE18030633: Sophia Roth, representative
CE19060360: Shane Fox, owner; Laurie Fox, owner
CE19042416: Melissa Hall, owner
CE19012206: Clifford Totten, owner's son
CE19031542; CE19040857: Derek Dethman, neighbor
CE19060480: Janina Wroblewska, owner
CE18052193: Rick Sanchez, owner
CE19062235: Albert Reich, representative
CE10011380: William Treco, attorney
CE19010638: Adrian Gener, owner
CE19010394: Carmela Betancourt, owner

CE19041974; CE19061726: Shandra Davis, owner; Buffy Sanders, owner
CE18120970: Wayne Linton, representative
CE19011787: Chadwick Snyder, contractor
CE19041077: Eric Nur, property manager
CE19050788: Antonio Perazzelli, owner
CE19061073: Brian Davis, representative
CE19032130: Gerald Radtke, owner
CE17061347: David Zimmerman, owner
CE18090740: Heather Lee, purchaser
CE18031218: Nicole Netti, attorney
CE17040084: Renata Tapia, owner
CE17030613; CE15100164: Efraim Knight, owner
CE17042508: Jessica Easterling, contractor
CE17050281: Verania Belausteguigoitia, owner

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE19012006

1404 SW 9 AVE

SWATT, MARCI LE FAY, BRIAN S & STANLEY FAY LIV TR

This case was first heard on 4/4/19 to comply by 4/18/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting a \$2,050 fine be imposed.

Mike Sanguinetti, Code Compliance Officer, recommended a \$2,050 fine.

Stanley Fay, owner, said they had tried to evict the tenants immediately when they discovered this was a violation. He provided copies of the documents.

Officer Sanguinetti stated administrative costs totaled \$396.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: CE19040723

2004 NW 14 AV

BROOKE, LEROY W BROOKE, GLENN W

Service was via posting at the property on 7/17/19 and at City Hall on 7/18/19.

Patrice Jolly, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Officer Jolly presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Glenn Brooke, owner, said the work had already been done. Officer Jolly stated there was still some work to be completed.

Dean Richards, neighbor, said he was helping Mr. Brooke.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day, per violation.

Case: CE19060360

2125 MIDDLE RIVER DR
FOX, LAURIE A

Service was via posting at the property on 7/8/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

9-304(b)

COMPLIED

THERE ARE SEVERAL VEHICLES FOUND PARKED ON THE LAWN, GRASS AREA AT THE ABOVE PROPERTY. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE15030254 CITED ON MARCH 4 2015, CASE CE18031506 CITED ON MARCH 20, 2018 AND THE CURRENT CASE CE19060360 CITED ON JUNE 14 OF THIS YEAR. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Malakius presented the case file into evidence stated all violations were now in compliance and requested a finding of fact that violation 9-304(b) had existed as cited.

Shane Fox, owner, agreed.

Ms. Flynn Found in favor of the City that violation 9-304(b) had existed as cited.

Case: CE19062235

2700 NE 29 ST
2700 NE 29TH STREET LLC

Service was via posting at the property on 7/8/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THIS VACANT PROPERTY IS NOT BEING MAINTAINED ON A REGULAR BASIS. THERE IS OVERGROWTH OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH AND DEBRIS. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE18092116 CITED ON SEPTEMBER 29TH, 2018 AND CASE CE18121298 CITED ON DECEMBER 18TH, 2018. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day.

Albert Reich, representative, said they intended to demolish the property and redevelop it. They had hired a maintenance company to maintain the property in the meantime and they had complied some of the violations already. He agreed to comply within 10 days.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day.

Case: CE18111373

665 SW 27 AVE
SUNNY DAVIE PLAZA LLC

Request for extension

This case was first heard on 6/6/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$2,000.

Katherine Curtrellas, power of attorney, requested 35 days and Gustavo Caracas, Code Compliance Officer, agreed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE18092126

1142 NW 15 CT
VERNELUS, VERMILLEN & ITALIA

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,775 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Patrice Jolly, Code Compliance Officer, said the owner was awaiting approval to be accepted into a City program to rehabilitate the home.

Jackson Vernelus, the owner's son, said there was a lot of work to be done.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE18100842
820 NW 10 TER
SOUTH MACK 1 LLC

Service was via posting at the property on 7/3/19 and at City Hall on 7/18/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
15-28.

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS
TAX RECEIPT.

Complied:

9-308(a)

9-280(b)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. He said the owner was working diligently to evict the tenants.

Andrew Schein, attorney, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE19070534
715 E LAS OLAS BLVD
PRESTON'S HOLDINGS INC

Service was via posting at the property on 7/16/19 and at City Hall on 7/18/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.3.1.1 (Service)

THE FIRE SPRINKLER SYSTEMS IS IN NEED OF SERVICE.

Captain Kisarewich recommended ordering compliance within 77 days or a fine of \$100 per day.

Michael Weymouth, president, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 77 days or a fine of \$100 per day.

Case: CE19070300

1816 SW 11 ST
MAXHAUS LLC

Service was via posting at the property on 7/16/19 and at City Hall on 7/18/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 101:31.3.4.5.1

HARDWIRED SMOKE DETECTORS ARE NOT INSTALLED IN
ACCORDANCE WITH NFPA 101:31.3.4.5.1.

Captain Kisarewich recommended ordering compliance within 35 days or a fine of \$100 per day.

Andras Vlaics, representative, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE19052274

1600 SE 15 AVE
WOOD DEV CO

Service was via posting at the property on 7/10/19 and at City Hall on 7/18/19.

Lois Turowski, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A
NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING
MAINTAINED AS REQUIRED.

Complied:
18-12(a)
9-304(b)

Officer Turowski presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Michael Pfundstein, attorney, said they would comply within 35 days.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE18101055
537 BAYSHORE DR
BAYSHORE CONCEPTS LLC

This case was first heard on 1/17/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,700 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Mary Rich, Senior Code Compliance Officer, said she would agree to a 14-day extension.

Courtney Crush, attorney, requested a 14-day extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE19030733
501 ORTON AVE
GRAND PALM PLAZA LLC

This case was first heard on 5/16/19 to comply by 5/30/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

Linda Holloway, Senior Code Compliance Officer, recommended imposition of the fines.

Courtney Crush, attorney, agreed.

Ms. Flynn imposed the \$350 fine.

Case: CE18030633

2101 NE 68 ST
ASHLEY HOUSE ASSN INC.

Service was via posting at the property on 7/1/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
47-20.20.H.

THE PAVED PARKING AREA IS IN DISREPAIR. THERE ARE SECTIONS OF THE PAVED AREA WITH POTHOLES, CRACKS, OIL SPOTS AND FADED PARKING STRIPES.

47-19.4.B.1.

THERE IS A 2 CUBIC YARD DUMPSTER AT THIS PROPERTY THAT IS NOT BEING STORED PROPERLY FOLLOWING SERVICE.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$200 per day, per violation.

Sophia Roth, representative, requested 30 days.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$200 per day, per violation.

Case: CE19032151

1648 SW 28 TER
MACHADO, RODOLFO

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS, BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the violation had been discovered and the property posted on 3/28/19; on 4/1/19 the violation remained and on 4/2/19 the City had removed the trash.

Juan Castellano, owner's brother, said the owner had moved the trash back onto the property. Officer Acquavella said the bulk trash was put out a week early.

Ms. Flynn denied the appeal.

The following two cases for the same owners were heard together:

Case: CE19041974

3516 JACKSON BLVD
SANDERS, BUFFY II DAVIS-SANDERS, SHANDRA

Service was via posting at the property on 7/23/19 and at City Hall on 7/18/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-308(b)

THERE IS TRASH, DEBRIS AND MILDEW STAINS ON THE ROOF OF THIS PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-278(e)

THERE ARE WINDOWS ON THIS PROPERTY THAT ARE BEING COVERED BY SHUTTERS.

Withdrawn:

9-280(h)(1)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day, per violation.

Shandra Davis, owner, said many of the violations had already been remedied, such as the trash, landscaping and roof cleaning.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE19061726

3516 JACKSON BLVD
SANDERS, BUFFY II DAVIS-SANDERS, SHAN

Service was via posting at the property on 7/23/19 and at City Hall on 7/18/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-280(h)(1)

THE FENCE LOCATED AT THE REAR OF THIS PROPERTY IS IN

DISREPAIR AND NOT BEING MAINTAINED AS REQUIRED. THIS IS A REPEAT VIOLATION BASED ON CASE CE14040167 WHICH CAME BEFORE THE SPECIAL MAGISTRATE ON JUNE 19, 2014 AND BASED ON THE EVIDENCE PRESENTED THE SPECIAL MAGISTRATE ENTERED A FINDING OF FACT FOR 9-280(h)(1). THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A REPEAT VIOLATION WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended imposition of a \$100 per day fine, starting on 4/23/19 and continuing to accrue. He said the rear fence was abutting a canal and the owners could remove it, but they had small children.

Buffy Sanders, owner, said they could put in landscaping instead of the fence, within 35 days.

Ms. Flynn withheld ruling on this case and ordered the respondents to attend the 9/5/19 hearing.

Case: CE19070525

1801 S PERIMETER RD # 140
CITY OF FORT LAUDERDALE
% FT LAUDERDALE EXEC AIRPORT

Personal service was made on 7/17/19. Service was also via posting at City Hall on 7/18/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:10.4.4

THE FIRE ALARM SYSTEM HAS NOT BEEN TESTED, INSPECTED
AND/OR TAGGED IN ACCORDANCE WITH THE CODE.

Captain Kisarewich recommended ordering compliance within 98 days or a fine of \$100 per day.

Yariely Jordan, property manager, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 98 days or a fine of \$100 per day.

Case: CE18052193

2700 MIDDLE RIVER DR
SANCHEZ, RICK

Service was via posting at the property on 7/8/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
47-21.9.K.

THERE IS STONE OR GRAVEL BEING UTILIZED UP TO MORE THAN A
MAXIMUM OF TEN PERCENT(10%)OF THE TOTAL LANDSCAPE AREA.
STONE OR GRAVEL IS TO BE USED FOR DECORATIVE OR OTHER
APPROVED PURPOSE AS AN ADJUNCT TO PLANTING.

Officer Malakius presented the case file into evidence and recommended ordering
compliance within 56 days or a fine of \$100 per day.

Rick Sanchez, owner, requested 70 days.

Ms. Flynn Found in favor of the City and ordered compliance within 70 days or a fine of
\$100 per day.

Case: CE19051795

1821 NE 65 ST
1821 NE 65TH ST LLC

Service was via posting at the property on 7/1/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS OVERGROWTH OF GRASS, PLANTS, WEEDS, AND TRASH
AND DEBRIS ON THIS VACANT PROPERTY. IT IS NOT BEING
MAINTAINED ON A REGULAR BASIS.

Officer Malakius presented the case file into evidence and recommended ordering
compliance within 10 days or a fine of \$200 per day.

Alan Harounoff, managing member of the LLC, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of
\$200 per day.

Case: CE19010778

1824 SW 11 ST
1718 SW 30 PLACE INC

This case was first heard on 5/17/19 to comply by 6/6/19. Violations and extensions
were as noted in the agenda. The property was not in compliance, fines had accrued to
\$8,250 and the City was requesting imposition of the fines, which would continue to
accrue until the property was in compliance.

Gail Williams, Code Compliance Officer, reported all three violations remained and recommended imposition of the fines.

George Siedenbug, owner, said they were having problems painting the building because of rain. He requested a 28-day extension.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE19011787

3543 DAVIE BLVD

PEDRO BELTRAN ROJAS INC.

Service was via posting at the property on 7/3/19 and at City Hall on 7/18/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):
15-28.

ENGAGING IN BUSINESS WITHOUT FIRST OBTAINING A BUSINESS
TAX RECEIPT.

Complied:

9-306

18-12(a)

47-39.A.15.G.(10)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day. He explained that the property owner's violations, such as work without permits, were preventing the tenant from obtaining the business tax.

Chadwick Snyder, contractor, said they had applied for the permits and requested 35 days.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day.

Case: CE19041836

Ordered to re-appear

716 NW 14 WY

IMMANUEL CHURCH OF GOD IN CHRIST

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance.

Will Snyder, Code Compliance Officer, reviewed which violations remained and said he opposed any further extension.

Cynthia Hayes, representative, said vagrants kept breaking into the property. She said

an investor wanted to purchase the property but they needed to separate this ownership from another nearby property in order to sell it.

Officer Snyder stated the property was boarded up so he could not perform an inspection.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19040656

331 NW 17 AVE
FEDERAL APARTMENTS LTD PRTNR
% GREYSTONE SRVG CORP

Service was via posting at the property on 7/1/19 and at City Hall on 7/18/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND
NOT MAINTAINED. THE WALL INSIDE THE BATHROOM SHOWER IS
STAINED AND MILDEWED.

Officer Jones presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day.

Shawnta Moss, property manager, said they were pulling permits and requested more than 35 days.

Ms. Flynn Found in favor of the City and ordered compliance within 49 days or a fine of \$100 per day.

Case: CE10011380

2825 SW 2 CT
BROWARD R E FLORIDA LAND TR #197
AVANT-GARDE PROP OF S FL TRUSTEE

This case was first heard on 4/1/10 to comply by 4/22/10. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$17,100 and the City was requesting no fine be imposed.

Ms. Hasan explained that when the case was complied in 2010 there had never been a Massey hearing. There was also an intervening bankruptcy and foreclosure.

William Treco, attorney, agreed with the fine reduction and confirmed they had not been the owner at the time of the violations.

Ms. Flynn imposed no fine.

Case: CE17021481

Request for extension

1826 N DIXIE HWY
SOUTH RIVER MANOR CONDO ASSN INC

This case was first heard on 11/15/18 to comply by 12/6/18 and 12/27/18. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$11,100.

Roberta Jones, Code Compliance Officer, stated 47-19.4.B.1. and 47-19.4.D.1. were in compliance.

Rod Feiner, attorney, requested 45 days.

Ms. Flynn granted a 49-day extension, during which time no fines would accrue.

Case: CE19010468

824 NW 17 AV
PETTIS, EUGENE ROGERS, GWENDOLYN ET AL.

This case was first heard on 5/16/19 to comply by 5/30/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,650 and the City was requesting no fine be imposed.

Will Snyder, Code Compliance Officer, recommended no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE19030131

Request for extension

710 SW 38 TER
BLACKWOOD, VICTOR C

This case was first heard on 6/6/19 to comply by 7/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$1,500.

Dorian Koloian, Code Compliance Officer, reported 9-304(b) and 47-39.A.1.b.(6)(a) were now in compliance only 9-304(b) remained.

Victor Blackwood, owner, requested an extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE17080102

2060 NE 54 CT

PETRECCIA, ANGELO PETRECCIA, DANAE

This case was first heard on 8/2/18 to comply by 9/6/18. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$56,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended imposition of the fines and said the owner was in daily communication with him.

Angelo Petreccia, owner, described work they had already done and requested 30 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19042268

312 SE 22 ST

ASCIONE, DON T

Violation:

24-7(b)

UNLAWFUL ACCUMULATION OF SOLID WASTE (RUBBISH, DEBRIS,
BUILDING MATERIALS, LITTER BULK TRASH, ETC.) ON THE
PROPERTY AND/OR SWALE CONSTITUTING A PUBLIC NUISANCE.

Wanda Acquavella, Code Compliance Officer, testified that the violation had been discovered and the property posted on 4/25/19; on 4/27/19 the violation remained and on 4/28/19 the City had removed the trash.

Donald Ascione, owner, said this had not been his trash; it was from an adjacent property.

Ms. Flynn denied the appeal.

Case: CE19032130

6500 NW 12 AVE
CITY OF FORT LAUDERDALE
% FT LAUD EXECUTIVE AIRPORT

This case was first heard on 4/18/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Captain Robert Kisarewich, Fire Inspector, said a permit was in the works and recommended a 45-day extension.

Gerald Radtke, owner, agreed.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19031859

1505 NW 6 ST
PETERS, CAROLE LORRAINE MCCASKILL, SHIRLETTA ET AL.

Violation:

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

Gustavo Caracas, Code Compliance Officer, testified that the violation had been discovered and the property posted for the violation and there had been no response from the owner, so the City had removed the trash.

Maravlyn Davis, owner, said the notice had been mailed to cousin in Texas and when Ms. Davis came back to Fort Lauderdale, she had cleaned up the property. Officer Caracas stated the City had cleaned the property on 4/30/19.

Porshia Williams, Code Compliance Manager, said the City's contractor had reported on April 30 that he had removed the trash. Ms. Davis said she had returned to the City after April 7, and Ms. Flynn speculated that there could have been additional trash later in the month. Ms. Williams said a photo from April 9 showed the property was clean so she would not object to waiving the fines.

Ms. Flynn waived the fine.

Case: CE18080025

724 RIVIERA ISLE DR
TURNER, BEVERLY BEVERLY TURNER TR

This case was first heard on 11/15/18 to comply by 12/6/18 and 1/17/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

John Suarez, Senior Code Compliance Officer, said the garage door permit application had been submitted.

Whitney Turner, owner, said this was old hurricane damage. He confirmed he was in the process of pulling a permit. Officer Suarez said he would not object to an extension.

Ms. Flynn granted a 28-day extension, during which time no fines would accrue.

Case: CE19020882

1461 NW 22 CT
LEE, HATTIE MAE

This case was first heard on 4/18/19 to comply by 5/23/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fine. Hattie Lee, owner, said the person she hired to maintain the property had stopped doing it without telling her and the tenant had not informed her.

Ms. Flynn heard other cases while staff calculated the administrative costs for this case.

Upon returning to the case, Officer Jolly reported administrative costs totaled \$488. Ms. Lee requested the fines be waived.

Ms. Flynn imposed a fine of \$488 for the time the property was out of compliance.

Case: CE19010638

3420 SW 12 CT
ROJAS, ADRIAN GENER SANCHEZ SANTANA

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$800 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended imposition of the fines.

Adrian Gener, owner, said he had put down sod on May 31 and sent a photo to Officer Koloian. Officer Koloian said this grass did not fill in all the needed areas and people were still parking on the grass. Administrative costs totaled \$580.

Ms. Flynn imposed a fine of \$700 for the time the property was out of compliance.

Case: CE19061073
5596 BAYVIEW DR
EXPRESS DOMAIN INC. EVERETT, MATTHEW

Service was via posting at the property on 7/8/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

9-305(a)

THERE IS VEGETATION ON THIS PROPERTY THAT IS ENCROACHING
ON THE PUBLIC RIGHT OF WAY HINDERING VEHICULAR AND
PEDESTRIAN MOVEMENT.

9-280(b)

THE EXTERIOR WALL SURROUNDING THE HOME, THE GARAGE DOOR
AND SECTIONS OF THE BUILDING ARE NOT BEING MAINTAINED.
THERE ARE MILDEW STAINS, PEELING PAINT AND DISCOLORATION
THROUGHOUT.

Complied:

47-34.1.A.1.

9-280(h)(1)

47-20.20.H.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$100 per day, per violation. He said the owner had been working diligently.

Ms. Hasan said the quit claim deed executed in September 2016 looked suspicious and there had been "discussions that it could be a fraudulent deed." There was also a pending foreclosure action against the property for which the City was a defendant. She was unsure the respondent had legal authority to represent the owner.

Brian Davis, representative, said he was the owner's real estate broker and he was addressing the violations. He conceded there had been issues with the title, but said it had been transferred back to the original owner.

Ms. Hasan stated according to the Broward County Property Appraiser, the owner was Express Domain and Matthew Everette, not the person Mr. Davis was representing.

She was not sure how Express Domain, without legal title, could sell the property. She added that there was a \$49 million Department of Justice lien against the property.

Mr. Davis said he had done a lot of the work and was trying to get the property sold.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$100 per day, per violation.

Case: CE18121562

1012 NW 2 ST
GEORGE, DONNAHUE G

This case was first heard on 4/4/19 to comply by 5/9/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,900 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Will Snyder, Code Compliance Officer, said all violations remained.

Donnahue George, owner, said he was unaware of any violations other than the car. He said he had been caring for his father for the past 18 months and spent a lot of time out of town. He said he closed the shutters when he went out of town.

Officer Snyder said there was still overgrowth and debris on the property.

Porshia Williams, Code Compliance Manager, recommended a 14-day extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE18070583

841 NW 12 AVE
JEAN, STACY

Service was via posting at the property on 6/28/19 and at City Hall on 7/18/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

9-306

THE EXTERIOR BUILDING WALLS, FASCIA AND SOFFIT HAS NOT BEEN MAINTAINED. THE EXTERIOR WALLS HAVE MISSING, PEELING AND CHIPPING PAINT. THE SOFFIT IS IN DISREPAIR AND CRACKED.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE.

Complied:

9-280(h)(1)

9-280(b)

9-280(f)

47-20.20.H.

Officer Jones presented the case file into evidence and recommended ordering compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Stacey Jean, owner, said she had put sod down on 7/26/19. She displayed her own photos of the property. Officer Jones explained the remaining violations.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) within 10 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE19031542

2401 NE 25 PL

ALBANESE, ROBERT D

This case was first heard on 5/16/19 to comply by 6/6/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$137,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Vaughn Malakius, Code Compliance Officer, recommended imposition of the fines.

Derek Dethman, neighbor, said his family owned the property next door. He stated the owner was afraid to visit the property and had not collected rent in years. Mr. Dethman's family wanted to purchase the property and they intended to begin to address the violations. He asked why the fines were so high: \$2,500 per day.

Ms. Flynn advised Mr. Dethman that she could not overrule the existing fines but if he addressed the fines and purchased the property, he could apply for a lien reduction.

Ms. Hasan noted that Mr. Dethman did not have legal permission from the owner to represent him. She said the fines were high because the living conditions at the property were deplorable.

Ms. Flynn imposed the \$137,500 fine, which would continue to accrue until the property was in compliance.

Case: CE19040857

2401 NE 25 PL
ALBANESE, ROBERT D

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,200 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$8,200 fine, which would continue to accrue until the property was in compliance.

Case: CE18120970

3516 W BROWARD BLVD
3516 W BROWARD BLVD LLC

This case was first heard on 5/16/19 to comply by 5/30/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$9,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Wayne Linton, representative, said they were having problems with vagrants inhabiting the property. He said they now had someone visiting the property every 10 days to make sure it was clean and there was no dumping. Mr. Linton anticipated the redevelopment would begin in October.

Gustavo Caracas, Code Compliance Officer, said he would not oppose an extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE19010394

3501 DAVIE BLVD
BAYSHORE AT DAVIE LTD % CVS #981-01

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,500 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Carmela Betancourt, owner, described issues with notice and with contacting the right people at corporate CVS. She requested a 63-day extension.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE18110915

412 NW 15 AV
CHAVARRO, ANDRES E

This case was first heard on 2/7/19 to comply by 3/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,050 and the City was requesting the full fine be imposed.

Will Snyder, Code Compliance Officer, recommended reducing the fines to \$580 to cover administrative costs.

Charles Chavarro, owner, requested a further reduction.

Ms. Flynn imposed a fine of \$580 for the time the property was out of compliance.

Case: CE18080122

300 SW 30 AV
POLLARD, CATHY

This case was first heard on 1/17/19 to comply by 3/14/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,650 and the City was requesting the full fine be imposed.

Dorian Koloian, Code Compliance Officer, recommended reducing the fines to \$893 to cover administrative costs.

Cathy Pollard, owner, said it had taken time to comply because she had not had the funds.

Ms. Flynn imposed no fine.

Case: CE19042416

2227 SW 5 ST
HALL, MELISSA NOEMI

Service was via posting at the property on 7/1/19 and at City Hall on 7/18/19.

Hector Suarez, Code Compliance Officer, testified to the following violation(s):

9-304(b)

THE DRIVEWAY AT THIS SINGLE-FAMILY PROPERTY HAS AREAS OF DISREPAIR. IT HAS CRACKS AND IS NOT BEING MAINTAINED IN A SMOOTH, WELL GRADED CONDITION.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Complied:

24-27.(b)

9-306

Officer Suarez presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$25 per day, per violation.

Melissa Hall, owner, said she had needed to repair the roof, which was a financial burden.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day, per violation.

Case: CE19050788

5230 NE 31 AV
PERAZZELLI, ANTONIO H/E
PERAZZELLI, LISETTE C H/E ET AL.

Service was via posting at the property on 7/10/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):

18-12(a)

COMPLIED

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION PER CASE CE18070499 CITED ON JULY 7TH, 2018 AND CURRENT CASE CITED ON JANUARY 19TH OF THIS YEAR. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Complied:
47-34.4 B.1.
9-304(b)
9-305(b)

Officer Malakius presented the case file into evidence, stated all violations were now in compliance and requested a finding of fact that violation 18-12(a) had existed as cited.

Antonio Perazzelli, owner, said the violation was in compliance.

Ms. Flynn Found in favor of the City that violation 18-12-(a) had existed as cited.

Case: CE19031356

1990 NW 9 AV
SUNTRAX CORP % HADIGA HAIDER

Service was via posting at the property on 7/12/19 and at City Hall on 7/18/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
47-21.9.M.

THIS UNDEVELOPED VACANT LOT IS MISSING GROUND COVER.

Withdrawn:

9-305(b)
Complied:
9-304(b)
47-19.1.C.
47-19.4.D.1.
18-4(c)

Officer Philogene presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day.

Hadiga Haider, owner, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day.

Case: CE19021144

633 NW 11 AVE
DAYAN, YARON BAR

Service was via posting at the property on 6/28/19 and at City Hall on 7/18/19.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING, MISSING SLATS AND THE GATE IS IN DISREPAIR.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE OF PERSONAL GOODS AND MATERIALS ON THIS MULTI FAMILY COMPLEX, INCLUDING BUT NOT LIMITED TO:

BUCKETS, CHAIRS, TABLES, INDOOR FURNITURE, CLOTHES, INTERIOR DOOR(S), RUGS AND CONSTRUCTION MATERIALS.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

47-20.20.H.

THE PARKING LOT NEEDS TO BE RESURFACED AND RESTRIPE.

Withdrawn:

24-27.(b)

Complied:

18-4(c)

24-7(b)

Officer Caracas presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day, per violation.

Itshak Mor, property manager, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day, per violation.

Case: CE18090422

956 NW 17 AV

AC WILLIAMS ENTERPRISES INC

This case was first heard on 12/6/18 to comply by 2/7/19. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,200 and the City was requesting the full fine be imposed.

Mary Rich, Senior Code Compliance Officer, recommended imposition of the fines.

Gregory Durden, attorney, said he had been asked by the owner to probate the property and sell it. He explained that there had been problems starting the probate process. He said as soon as the property was sold, the new owner had rehabilitated it. He asked that no fines be imposed.

Officer Rich said administrative costs totaled \$939.

Ms. Flynn imposed a fine of \$939 for the time the property was out of compliance.

Case: CE18052472

1516 NW 8 AV
EAYC INV D LLC

This case was first heard on 9/6/18 to comply by 9/27/18. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$20,200 and the City was requesting a \$3,000 fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended a \$3,000 fine be imposed.

Timika Hughes, representative, said she had tried unsuccessfully to contact Officer Caracas about the status of the property. Officer Caracas agreed that the owner had put down new grass but the tenants had continued to park on the grass, so the property had not been in compliance. He said City costs totaled \$939.

Ms. Flynn imposed a fine of \$2,200 for the time the property was out of compliance.

Case: CE18090581

1812 NW 8 CT
WASHINGTON, STEVIE SR & ANGELA

Service was via posting at the property on 7/8/19 and at City Hall on 7/18/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE IS A DERELICT VEHICLE OR TRAILER ON THE PROPERTY.

9-304(b)

THERE IS A DERELICT VEHICLE PARKED ON THE GRASS. THE GRAVEL DRIVEWAY IS NOT BEING MAINTAINED AND HAS WEEDS GROWING THROUGH IT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND

WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS
PROPERTY AND SWALE.

Complied:
24-27.(b)

Officer Jones presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day, per violation.

Angela Washington, owner, agreed.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day, per violation.

Case: CE19041077

3771 SW 1 ST
HIPRUN INTERNATIONAL LLC

This case was first heard on 5/16/19 to comply by 5/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Code Compliance Officer, recommended imposition of the fines.

Eric Nur, property manager, described work they had done and presented his own photos of the property. He said people loitered on the property at times.

Officer Koloian said there was always trash on the property and these were recurring violations.

Ms. Flynn imposed the \$3,300 fine, which would continue to accrue until the property was in compliance.

Case: CE19030904

1706 NW 13 CT
RALL HOME IMPROVEMENTS LLC

Service was via posting at the property on 7/3/19 and at City Hall on 7/18/19.

Linda Holloway, Senior Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY INCLUDING THE SWALE IS NOT
BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE
ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER.

Complied:
25-7(a)
9-304(b)
9-306

Officer Holloway presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$25 per day.

Marabel Demayo, property manager, said she was working on the landscaping.

Ms. Flynn Found in favor of the City and ordered compliance within 14 days or a fine of \$25 per day.

Case: CE19060480
2530 BIMINI LN
WROBLEWSKA, JANINA P

Service was via posting at the property on 6/28/19 and at City Hall on 7/18/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
18-4(c)

THERE ARE MULTIPLE DERELICT VEHICLES ON THIS PROPERTY
INCLUDING A BUICK CENTURY WITH A SMASHED ROOF AND A FORD
TAURUS WITH A MISSING BUMPER.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$25 per day.

Janina Wroblewska, owner, said she had registered one of the cars but someone had stolen the license plate.

Ms. Flynn Found in favor of the City and ordered compliance within 28 days or a fine of \$25 per day.

Case: CE19041978
3870 JACKSON BLVD
MICHAUD, WISKENS

Service was via posting at the property on 7/7/19 and at City Hall on 7/18/19.

Mary Rich, Senior Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT
BEING MAINTAINED AS REQUIRED. THERE ARE INCOMPLETE
SECTIONS OF FENCE REMAINING.

Complied:
18-12(a)

Officer Rich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE19030716

3049 NE 20 AV
SQUADRITO, JEROME & MARIA

Service was via posting at the property on 7/11/19 and at City Hall on 7/18/19.

John Suarez, Senior Code Compliance Officer, testified to the following violation(s):
9-280(b)

THERE IS A STAIRCASE ON THE EXTERIOR OF THE PROPERTY THAT HAS ROTTED WOOD AND AREAS OF DEEP RUST. THERE ARE AREAS OF THE STAIRS WHERE IT HAS HOLES CAUSED FROM RUST.

Complied:
9-276(c)(3)
9-280(f)

Officer Suarez presented the case file into evidence and recommended ordering compliance within 21 days or a fine of \$75 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 21 days or a fine of \$75 per day.

Case: CE19012206

2371 SW 15 AVE
TOTTEN, ALETA J

Service was via posting at the property on 7/9/19 and at City Hall on 7/18/19.

Mike Sanguinetti, Code Compliance Officer, testified to the following violation(s):
9-304(b)

THERE ARE MOTOR VEHICLES INCLUDING A RECREATIONAL VEHICLE THAT IS PARKED ON THE LAWN AREA OF THE PROPERTY. THE GRAVEL DRIVEWAY IS NOT WELL GRADED.

Officer Sanguinetti presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE19030564

921 NW 5 CT
POPE, CYNTHIA ROSS & STERLING S

Service was via posting at the property on 7/1/19 and at City Hall on 7/18/19.

Roberta Jones, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND SWALE.

Complied:

9-278(e)

9-306

9-308(a)

18-12(a)

Officer Jones presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE19030259

231 SW 31 AVE
LEDEE, LUIS POTEAU, STEPHANIA

Service was via posting at the property on 6/29/19 and at City Hall on 7/18/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
9-304(b) **COMPLIED**

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS. THIS IS A RECURRING VIOLATION. PREVIOUS CASE IS CE18071140. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

18-4(c) **COMPLIED**

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY. THIS IS A RECURRING VIOLATION. PREVIOUS CASE

IS CE19030259. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT COMES INTO COMPLIANCE PRIOR TO THE HEARING.

Complied:
9-305(b)
18-12(a)

Officer Koloian presented the case file into evidence, stated all violations were now in compliance and requested a finding of fact that violations 9-304(b) and 18-4(c) had existed as cited.

Ms. Flynn Found in favor of the City that violations 9-304(b) and 18-4(c) had existed as cited.

Case: CE19061374
321 KENTUCKY AVE
FRANCOIS, NORMILUS & SUZANNE

Service was via posting at the property on 7/18/19 and at City Hall on 7/18/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

18-12(a) **COMPLIED**
THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA. THIS IS A RECURRING VIOLATION. SEE PREVIOUS CASE NUMBER CE16070225. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT IT IS COMPLIED PRIOR TO THE HEARING.

Complied:
9-313.(a)
18-1.
9-306

Officer Koloian presented the case file into evidence, stated all violations were now in compliance and requested a finding of fact that violation 18-12(a) had existed as cited.

Ms. Flynn Found in favor of the City that violation 18-12(a) had existed as cited.

Case: CE19032018
301 SW 25 AV
TAH 2015-1 BORROWER LLC

Service was via posting at the property on 6/29/19 and at City Hall on 7/18/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING LIVING GROUND COVER. THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBER CE17060049. THIS CASE WILL BE PRESENTED TO SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS AND THE PAVED DRIVEWAY IS IN DISREPAIR. IT HAS CRACKS AND SECTIONS OF CONCRETE ARE MISSING. IT NEEDS TO BE REPAIRED AND RESURFACED. THIS IS A RECURRING VIOLATION, PREVIOUS CASE NUMBER CE17060049. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE TO OBTAIN A FINDING OF FACT WHETHER OR NOT THE VIOLATION IS COMPLIED PRIOR TO THE HEARING.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE CONSISTING OF: COOLERS, DOORS, LADDERS AND OTHER MISCELLANEOUS ITEMS, WHICH IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED DISTRICT.

18-1.

THERE IS STORAGE UNDER THE CARPORT CONSISTING OF: INSIDE FURNITURES, BOXES, COOLERS AND OTHER MISCELLANEOUS ITEMS THAT ARE CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Complied:

9-308(b)

9-306

Officer Koloian presented the case file into evidence and recommended ordering compliance with 47-34.1.A.1. and 18-1. within 10 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 47-34.1.A.1. and 18-1. within 10 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE19050527

1714 NW 7 ST
1714 NW 7 REALTY LLC

Service was via posting at the property on 6/28/19 and at City Hall on 7/18/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS MISSING HORIZONTAL SUPPORT BEAMS IN SOME AREAS AND GATES ARE NOT PROPERLY ATTACHED TO THE HINGES.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

Withdrawn:

24-27.(b)

Officer Snyder presented the case file into evidence and recommended ordering compliance with 18-12(a) within 14 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance with 18-12(a) within 14 days or a fine of \$50 per day and with the remaining violations within 35 days or a fine of \$50 per day, per violation.

Case: CE19052433

424 NW 15 WY
BOLDEN, VIRGIL LEE

Service was via posting at the property on 7/17/19 and at City Hall on 7/18/19.

Will Snyder, Code Compliance Officer, testified to the following violation(s):

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL- KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER IN THE LAWN AND SWALE AREAS.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.

STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR AND HAVE ROTTED WOOD. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. BUILDING PARTS INCLUDE BUT ARE NOT LIMITED TO CEILINGS, COUNTERTOPS, DOORS, FLOORS, WINDOWS AND WALLS.

18-12(a)

THERE IS OVERGROWTH CONSISTING OF GRASS, PLANTS AND WEEDS AS WELL AS TRASH, RUBBISH, LITTER AND DEBRIS ON THIS PROPERTY AND SWALE AREA.

9-280(f)

THE PLUMBING AT THIS PROPERTY IS IN DISREPAIR AND NOT BEING MAINTAINED IN PROPER WORKING ORDER. THERE ARE LEAKING PIPES UNDER SINKS AND A DISTINCT SEWER ODOR EMANATING FROM THE PREMISES INDICATING DETERIORATION OF PLUMBING LINES AT THIS PROPERTY.

9-280(g)

THE ELECTRICAL WIRING AT THIS PROPERTY IS NOT BEING MAINTAINED IN GOOD OPERATING CONDITION. THERE ARE LOOSE ELECTRICAL LINES IN THE CEILING AND INDICATIONS OF RECEPTACLE POWER SHORTAGES.

9-276(c)(3)

THERE IS EVIDENCE OF INSECT AND PEST INFESTATION AT THIS PROPERTY.

9-278(e)

THE WINDOWS AT THIS PROPERTY ARE COVERED BY BOARDS AND AWNINGS, PREVENTING DIRECT VENTILATION TO THE OUTDOORS.

Withdrawn:

47-34.4 B.1.

Officer Snyder presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE18110425

107 SW 6 ST

TARE HOLDINGS LLC

Personal service was made on 7/9/19. Service was also via posting at City Hall on 7/18/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
47-22.9.

THERE ARE MULTIPLE NON-PERMITTED PAINTED SIGNS AND
A BANNER ON THE EXTERIOR STRUCTURE OF THIS PROPERTY.

Complied:
24-27.(b)

Officer Williams presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE19030828

1022 SW 2 CT
TROPICAL VIEW APARTMENTS LLC

Service was via posting at the property on 6/27/19 and at City Hall on 7/18/19.

Gail Williams, Code Compliance Officer, testified to the following violation(s):
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES
ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE
STAINS, MISSING AND PEELING PAINT.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT
MAINTAINED.

Complied:
47-34.4 B.1.

Officer Williams presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$50 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day, per violation.

Case: CE19020850

2775 NW 63 CT
CHARLESTON ENTERPRISES LLC

Violation(s):

47-20.20.H. 91 DAYS @ \$100 (10/31/19)

THE PARKING FACILITIES AT THIS PROPERTY ARE NOT BEING
MAINTAINED IN GOOD CONDITION. THERE ARE CRACKS AND

POTHLES AND THE ASPHALT TOPCOAT IS RAISED, LOOSE AND MISSING IN SOME AREAS.

WHEEL STOPS ARE MISSING, LOOSE AND BROKEN. THE SURFACE MARKINGS ARE FADED OR MISSING.

Complied:
47-21.11.A.

The City had a stipulated agreement with the owner to comply the violation within 91 days a fine of \$100 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 91 days or a fine of \$100 per day.

Case: CE19042401

550 SW 28 AV
ROBINSON, CARL

Service was via posting at the property on 7/3/19 and at City Hall on 7/18/19.

Stephanie Philogene, Code Compliance Officer, testified to the following violation(s):
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS LEANING, WOODEN SLATS ARE MISSING AND NOT SECURED.

Complied:
9-305(a)
9-305(b)
9-304(b)
47-34.1.A.1.
9-306
18-12(a)
9-313.(a)
Withdrawn:
47-21.16.A.

Officer Philogene presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE19042418

2610 SW 5 ST
CERBERUS SFR HOLDINGS II LP

Service was via posting at the property on 7/8/19 and at City Hall on 7/18/19.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):
9-304(b)

GRAVEL DRIVEWAY IS NOT WELL GRADED AND DUST FREE

Complied:
9-305(b)

Officer Quintero presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE19041971

3600 JACKSON BLVD
JANICE H LITTLE REV TR LITTLE, JANICE H TRUSTEE

Violations:

9-305(b) 49 DAYS @ \$25 (9/19/19)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED
IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF
DEAD AND MISSING GROUND COVER IN THE FRONT YARD.

Complied:
9-306

The City had a stipulated agreement with the owner to comply the violation within 49 days a fine of \$25 per day. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 49 days or a fine of \$25 per day.

Case: CE19042553

3755 SW 16 CT
SWAY 2014-1 BORROWER LLC

Service was via posting at the property on 7/9/19 and at City Hall on 7/18/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN
A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD
AND MISSING GROUND COVER.

Complied:
18-4(c)

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 35 days or a fine of \$25 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of
\$25 per day.

Case: CE19051904
2613 FLAMINGO LN
NELSON, DOUGLAS C

Service was via posting at the property on 7/9/19 and at City Hall on 7/18/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
47-39.A.1.b.(12)(d)

THERE IS A VESSEL DOCKED AT THIS PROPERTY THAT EXTENDS
INTO THE WATERWAY MORE THAN THIRTY-THREE (33%) PERCENT OF
THE WIDTH OF THE WATERWAY.

Officer Fetter presented the case file into evidence and recommended ordering
compliance within 21 days or a fine of \$50 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 21 days or a fine of
\$50 per day.

Case: CE19050352
3116 NE 45 ST
NE 45TH STREET LLC

Service was via posting at the property on 6/28/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
8-91.(c)

THERE IS A MOORING STRUCTURE (DOCK) IN DISREPAIR AT THE
REAR OF THIS PROPERTY. IN THIS CONDITION IT IS FOUND TO BE
UNSAFE AND IN AN UNSATISFACTORY CONDITION.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 56 days or a fine of \$100 per day.

Case: CE19061189

6250 NE 19 AV
BAYINDIR, BETUL OZBEY BAYINDIR, FARUK

Service was via posting at the property on 6/28/19 and at City Hall on 7/18/19.

Vaughn Malakius, Code Compliance Officer, testified to the following violation(s):
18-12(a)

THERE IS LAWN OVERGROWTH PRESENT ON THIS PROPERTY AND THE SURROUNDING SWALE AREAS AND THE PROPERTY IS LITTERED WITH TRASH, RUBBISH AND DEBRIS. THIS IS A RECURRING VIOLATION PER PREVIOUS CASE CE18082223 CITED ON AUGUST 30TH, 2018 AND CASE CE19030198 CITED ON MARCH 5TH, 2019. THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE FOR A FINDING OF FACT WHETHER OR NOT THE VIOLATION COMPLIES PRIOR TO THE HEARING.

Officer Malakius presented the case file into evidence and recommended ordering compliance within 10 days or a fine of \$150 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 10 days or a fine of \$150 per day.

Case: CE19070702

2670 W BROWARD BLVD
GDC BROWARD RB LLC % GATLIN DEVELOPMENT CO

Service was via posting at the property on 7/16/19 and at City Hall on 7/18/19.

Captain Robert Kisarewich, Fire Inspector, testified to the following violation(s):
NFPA 1:13.3.1.1 (Service)

THE FIRE SPRINKLER SYSTEMS HAS BEEN TAGGED WITH A YELLOW CERTIFICATION TAG AND IS IN NEED OF SERVICE.

NFPA 101:7.9.2.1

THE EMERGENCY LIGHT DOES NOT ILLUMINATE AS DESIGNED.

Captain Kisarewich presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$100 per day, per violation.

Ms. Flynn Found in favor of the City and ordered compliance within 35 days or a fine of \$100 per day, per violation.

Case: CE19051912

580 E CAMPUS CIR
RYAN, LONA

Service was via posting at the property on 6/29/19 and at City Hall on 7/18/19.

Dorian Koloian, Code Compliance Officer, testified to the following violation(s):
18-1.

THERE IS A POND THAT HAS STAGNANT WATER AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WIL ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOES, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES.

Officer Koloian presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE19060183

3600 SW 22 ST
KINGSTON PROPERTIES #1 LLC

Service was via posting at the property on 6/29/19 and at City Hall on 7/18/19.

James Fetter, Code Compliance Officer, testified to the following violation(s):
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$250 per day.

Ms. Flynn Found in favor of the City and ordered compliance within 42 days or a fine of \$250 per day.

Case: CE19020343

3330 NW 69 ST
HOME 4 YOU INVESTMENT GROUP LLC

This case was first heard on 5/16/19 to comply by 6/13/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,800 fine, which would continue to accrue until the property was in compliance.

Case: CE19010123

2461 SW 14 CT
KOLLER, SCOTT

This case was first heard on 4/18/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the property was in compliance.

Case: CE19020350

428 NW 17 AVE
CDH PLANNING LLC

This case was first heard on 4/18/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,050 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,050 fine, which would continue to accrue until the property was in compliance.

Case: CE18120607

1646 NE 12 TER
GRACE COMMUNITY DEVELOPMENT
CORPORATION OF FL INC.

This case was first heard on 2/7/19 to comply by 3/21/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$11,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$11,400 fine, which would continue to accrue until the property was in compliance.

Case: CE17012068

24 S GORDON RD
FEIGHAN, EDWARD

This case was first heard on 3/21/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the property was in compliance.

Case: CE18101478

1110 W LAS OLAS BLVD
HURSEY, RALPH M & TERESA J

This case was first heard on 5/16/19 to comply by 5/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,300 fine, which would continue to accrue until the property was in compliance.

Case: CE19010521

3432 SW 12 PL
HILLSMAN, CURTIS WAYNE & VALVERY

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$24,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$24,600 fine, which would continue to accrue until the property was in compliance.

Case: CE19040682

2770 SW 2 ST

BALLIRAM, CHRIS TEJADA

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,100 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the property was in compliance.

Case: CE18111603

1050 NW 6 ST

COOPER, ROBYN T

This case was first heard on 3/7/19 to comply by 4/11/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$2,350 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$2,350 fine, which would continue to accrue until the property was in compliance.

Case: CE19010070

2120 NW 4 ST

BAILEY, ANTONIA M

This case was first heard on 5/16/19 to comply by 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,450 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,450 fine, which would continue to accrue until the property was in compliance.

Case: CE19010545

905 NW 16 AV

MATUT, DAVID C/O FULTON

This case was first heard on 5/16/19 to comply by 5/26/19 and 6/13/19. Violations and

extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE18120498

1218 NW 18 ST
JAP RENOVATION CORP

This case was first heard on 5/16/19 to comply by 6/13/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,800 fine, which would continue to accrue until the property was in compliance.

Case: CE18121461

1323 NW 15 AVE
1323 NW 15 AVENUE INC

This case was first heard on 5/16/19 to comply by 6/13/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$4,800 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,800 fine, which would continue to accrue until the property was in compliance.

Case: CE19012103

1071 TENNESSEE AVE
WHITSETT, WILLIAM ROBERT

This case was first heard on 5/16/19 to comply by 5/26/19 and 6/20/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,650 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,650 fine, which would continue to accrue until the property was in compliance.

Case: CE19021830

1022 SW 22 AVE
FLETCHER, MICHELE PASEA, MICHELE

This case was first heard on 5/16/19 to comply by 5/26/19. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,300 fine, which would continue to accrue until the property was in compliance.

Lien Reduction

Case: CE17061347

2341 SW 35 AV
ZIMMERMAN, DAVID

Notice was mailed to the owner via first class mail on 7/19/19. Morgan Dunn, Presenter, testified that the lien amount was \$12,050 and City administrative costs totaled \$258. The applicant had offered \$0 and the City was requesting \$1,200.

David Zimmerman, owner, stated he had been unfamiliar with the permit process. He had hired someone to help but he had not. He had also tried unsuccessfully to contact City employees about the problems with the property. Mr. Zimmerman said he had recently become disabled and lost his job. He had applied for a loan modification but this was contingent upon there being no liens on the property.

Judge Purdy reduced the lien amount to \$508 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18090740

2216 SE 20 ST
LENG, CHIH CHUN

Notice was mailed to the owner via first class mail on 7/19/19. Morgan Dunn, Presenter, testified that the lien amount was \$277,000 and City administrative costs totaled \$1,012.46. The applicant had offered \$1,012.46 and the City was requesting \$1,012.46.

Heather Lee, purchaser, said she could not close on the property until the lien was satisfied.

Judge Purdy reduced the lien amount to \$1,012.46 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18031218

610 W LAS OLAS BLVD # 818
HUZMEZAN, MIHAI

Notice was mailed to the owner via first class mail on 7/19/19. Morgan Dunn, Presenter, testified that the lien amount was \$12,450 and City administrative costs totaled \$396. The applicant had offered \$0 and the City was requesting \$1,200.

Nicole Netti, attorney, said the owner lived abroad. The contractor hired to repair the air conditioner had never closed the permit and subsequently gone bankrupt. As soon as the owner was aware of the problem, he had addressed the violation.

Judge Purdy reduced the lien amount to \$1,596 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17040084

120 ROSE DR
JONES, JASON C SCACCO, RENATA A TAPIA

Notice was mailed to the owner via first class mail on 7/19/19. Morgan Dunn, Presenter, testified that the lien amount was \$81,250 and City administrative costs totaled \$525. The applicant had offered \$800 and the City was requesting \$1,325.

Renata Tapia, owner, said there had been hurricane damage and then she and her husband, with whom she owned the home, had divorced. She had hired an engineer to help comply the violations.

Judge Purdy reduced the lien amount to \$1,325 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following two cases for the same owner were heard together:

Case: CE15100164

1041 SW 17 ST
V21 HOMES LLC

Notice was mailed to the owner via first class mail on 7/19/19. Morgan Dunn, Presenter, testified that the lien amount was \$9,600 and City administrative costs totaled \$258. Total Lien amount for both cases: \$37,400; Total administrative costs:

\$516. The applicant had offered \$9,600 for both cases and the City was requesting \$9,600.

Efraim Knight, owner, said multiple contractors had not done their jobs. He was not sure he had authorized the offer the City had cited.

Judge Purdy heard other cases while Mr. Knight spoke with Ms. Hasan.

Upon returning to the cases, Ms. Hasan said Mr. Knight had sold the property via warranty deed in June 2019, so he did not have authority to represent the owner without power of attorney.

Mr. Knight said he had been told by the City that he could appear at this hearing. He stated they had left some money in escrow at closing for the lien. Mr. Knight stated they had put \$150,000 into the property and lost money on it.

Ms. Hasan favored Judge Purdy ruling on the cases, since they had already been postponed due to the City water issue during the originally scheduled hearing.

Judge Purdy reduced the lien amount to \$3,758 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17030613

1041 SW 17 ST
V21 HOMES LLC

Notice was mailed to the owner via first class mail on 7/19/19. The lien amount was \$27,800 and City administrative costs totaled \$258.

Judge Purdy reduced the lien amount to \$3,758 payable within 30 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17042508

35 FIESTA WY
TANGEL CORP

Notice was mailed to the owner via first class mail on 7/19/19. Morgan Dunn, Presenter, testified that the lien amount was \$35,400 and City administrative costs totaled \$534. The applicant had offered \$3,360 and the City was requesting \$6,000.

Jessica Easterling, contractor, said the notices had been sent to the registered agent, the owner's accountant, but he denied receiving them. After the property was posted,

the notice was sent to the owners in Bulgaria and the violations had been addressed within a week.

Judge Purdy reduced the lien amount to \$6,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17050281

1416 NW 4 ST

BELAUSTEGUIGOITIA, VERANIA

Notice was mailed to the owner via first class mail on 7/19/19. Morgan Dunn, Presenter, testified that the lien amount was \$8,750 and City administrative costs totaled \$553. The applicant had offered \$200 and the City was requesting \$1,000.

Verania Belausteguigoitia, owner, said this was her first investment property and she had invested \$9,000 in improving it.

Judge Purdy reduced the lien amount to \$1,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Complied, Closed, Withdrawn and Rescheduled Cases

Ms. Flynn accepted pages 69 through 71 of complied, closed, withdrawn and rescheduled cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

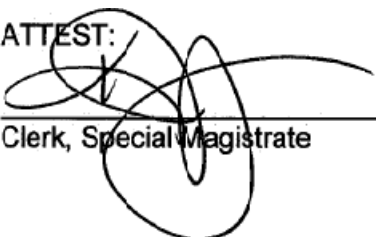
There being no further business, the hearing was adjourned at 1:17 P.M.



Special Magistrate



SPECIAL MAGISTRATE

ATTEST:


Clerk, Special Magistrate